

# Local Market Update for March 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Black Forest / Elbert

El Paso County

### Single Family-Patio Homes

Key Metrics	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	6	5	- 16.7%	18	16	- 11.1%
Sold Listings	6	2	- 66.7%	13	8	- 38.5%
Median Sales Price*	\$742,500	<b>\$636,250</b>	- 14.3%	\$715,000	<b>\$653,750</b>	- 8.6%
Average Sales Price*	\$764,380	<b>\$636,250</b>	- 16.8%	\$708,738	<b>\$726,188</b>	+ 2.5%
Percent of List Price Received*	99.6%	<b>99.7%</b>	+ 0.1%	99.0%	<b>97.4%</b>	- 1.6%
Days on Market Until Sale	117	12	- 89.7%	78	60	- 23.1%
Inventory of Homes for Sale	10	9	- 10.0%	--	--	--
Months Supply of Inventory	2.2	2.8	+ 27.3%	--	--	--

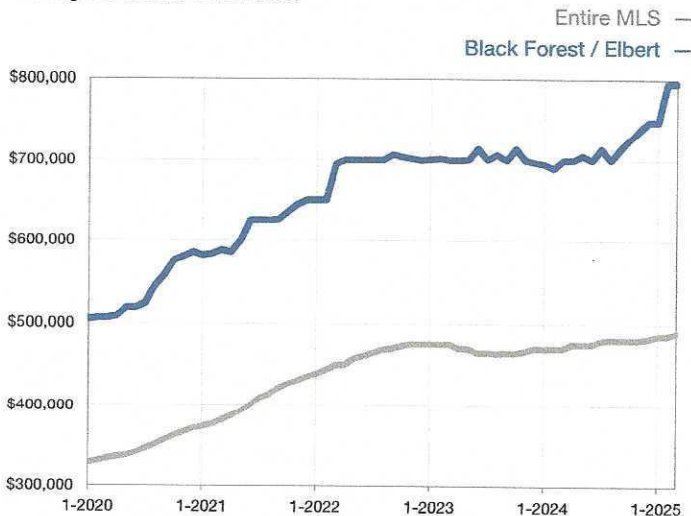
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### Townhouse/Condo

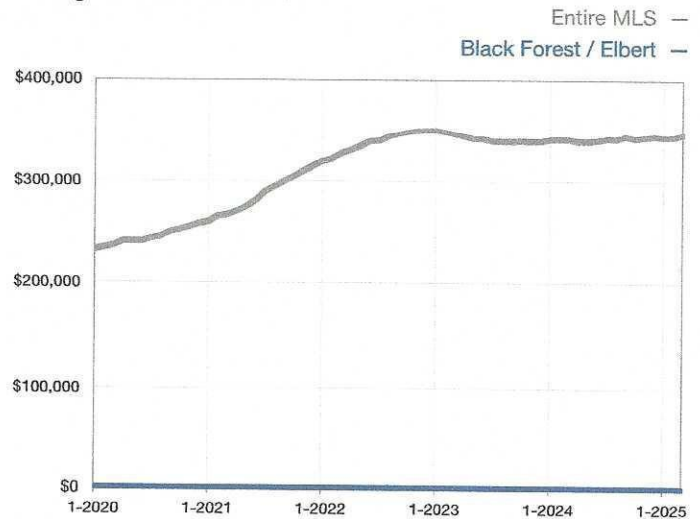
Key Metrics	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Median Sales Price – Single Family Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation



# Local Market Update for March 2025

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## Calhan / Ramah

El Paso County

### Single Family-Patio Homes

Key Metrics	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	19	14	- 26.3%	43	43	0.0%
Sold Listings	12	14	+ 16.7%	26	28	+ 7.7%
Median Sales Price*	\$444,000	\$490,000	+ 10.4%	\$444,000	\$455,000	+ 2.5%
Average Sales Price*	\$490,171	\$485,406	- 1.0%	\$462,806	\$464,467	+ 0.4%
Percent of List Price Received*	98.4%	98.0%	- 0.4%	98.5%	96.9%	- 1.6%
Days on Market Until Sale	90	96	+ 6.7%	97	83	- 14.4%
Inventory of Homes for Sale	40	41	+ 2.5%	--	--	--
Months Supply of Inventory	3.7	4.4	+ 18.9%	--	--	--

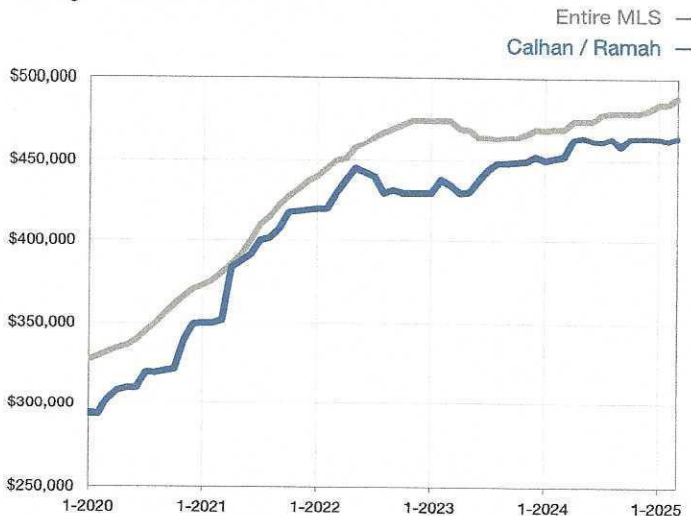
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### Townhouse/Condo

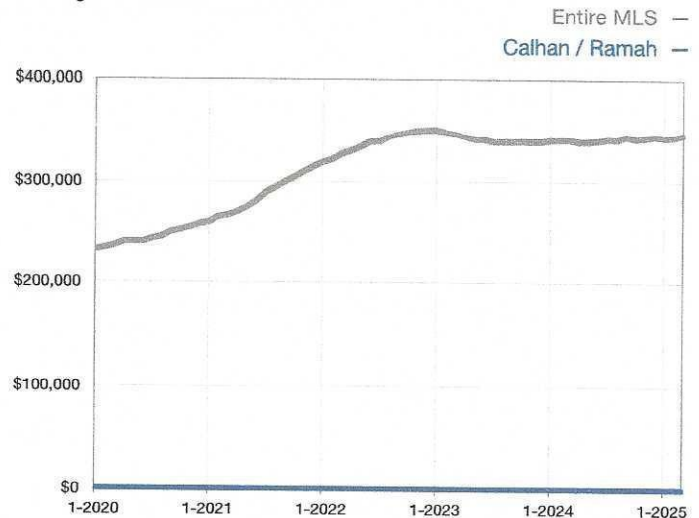
Key Metrics	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Median Sales Price – Single Family Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation





# Local Market Update for March 2025

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## Cascade / Chipita Park / Green Mountain Falls

El Paso and Teller Counties

### Single Family-Patio Homes

Key Metrics	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	0	1	--	1	2	+ 100.0%
Sold Listings	1	0	- 100.0%	3	3	0.0%
Median Sales Price*	\$450,000	\$0	- 100.0%	\$399,900	<b>\$424,000</b>	+ 6.0%
Average Sales Price*	\$450,000	\$0	- 100.0%	\$373,300	<b>\$486,333</b>	+ 30.3%
Percent of List Price Received*	96.8%	0.0%	- 100.0%	98.3%	<b>98.1%</b>	- 0.2%
Days on Market Until Sale	116	0	- 100.0%	42	<b>127</b>	+ 202.4%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--

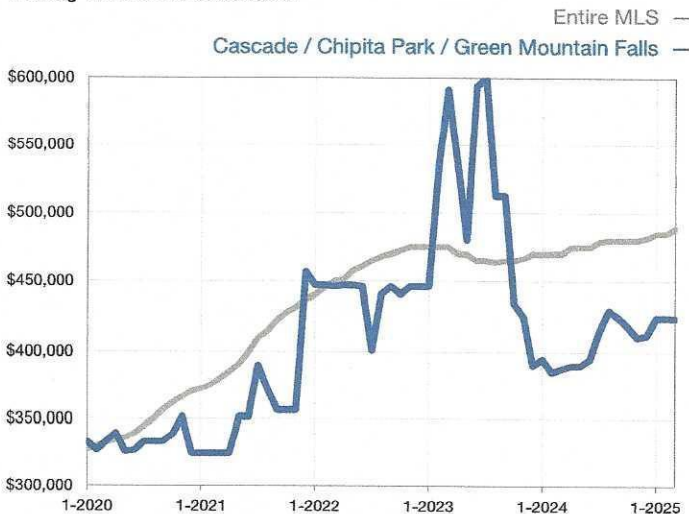
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### Townhouse/Condo

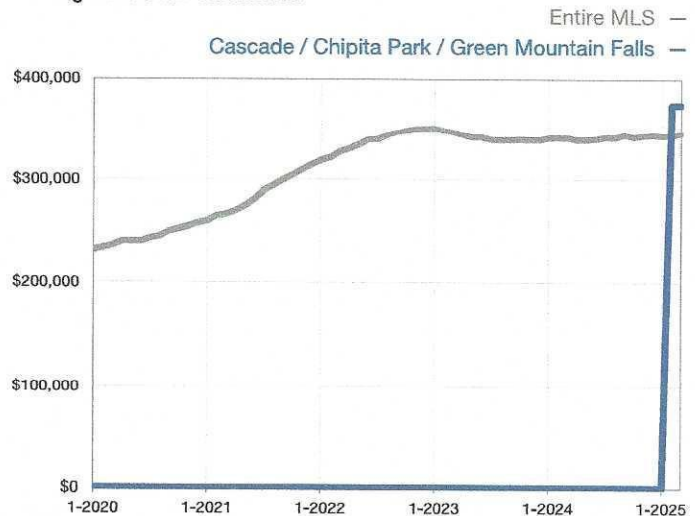
Key Metrics	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	<b>\$375,000</b>	--
Average Sales Price*	\$0	\$0	--	\$0	<b>\$375,000</b>	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	<b>100.0%</b>	--
Days on Market Until Sale	0	0	--	0	<b>108</b>	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Median Sales Price – Single Family Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation



# Local Market Update for March 2025

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## Colorado Springs

El Paso County

### Single Family-Patio Homes

Key Metrics	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	830	968	+ 16.6%	2,095	2,384	+ 13.8%
Sold Listings	595	671	+ 12.8%	1,550	1,605	+ 3.5%
Median Sales Price*	\$459,000	<b>\$475,000</b>	+ 3.5%	\$450,000	<b>\$470,000</b>	+ 4.4%
Average Sales Price*	\$517,865	<b>\$541,533</b>	+ 4.6%	\$509,348	<b>\$538,461</b>	+ 5.7%
Percent of List Price Received*	99.5%	99.3%	- 0.2%	99.4%	99.1%	- 0.3%
Days on Market Until Sale	50	56	+ 12.0%	50	60	+ 20.0%
Inventory of Homes for Sale	1,151	1,457	+ 26.6%	--	--	--
Months Supply of Inventory	1.9	2.3	+ 21.1%	--	--	--

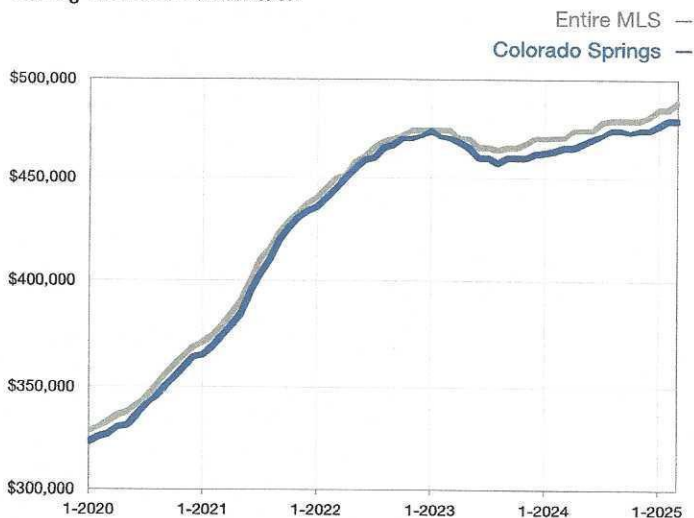
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### Townhouse/Condo

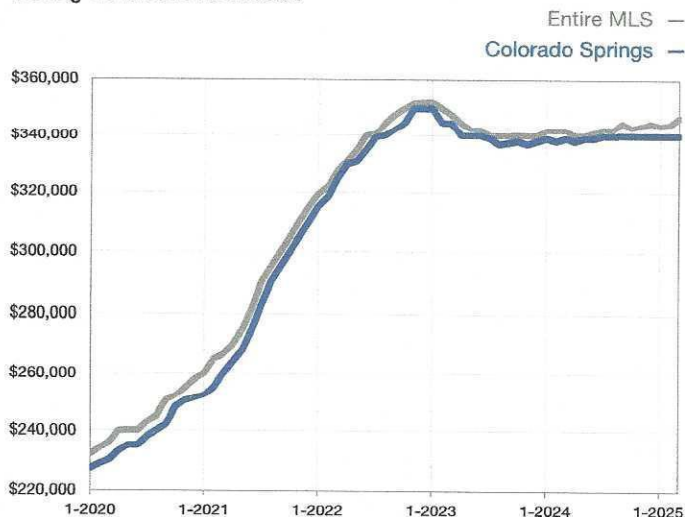
Key Metrics	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	183	203	+ 10.9%	520	533	+ 2.5%
Sold Listings	127	125	- 1.6%	327	287	- 12.2%
Median Sales Price*	\$334,900	<b>\$350,000</b>	+ 4.5%	\$336,200	<b>\$335,000</b>	- 0.4%
Average Sales Price*	\$356,340	<b>\$377,145</b>	+ 5.8%	\$358,942	<b>\$363,589</b>	+ 1.3%
Percent of List Price Received*	99.6%	99.2%	- 0.4%	99.4%	98.5%	- 0.9%
Days on Market Until Sale	47	72	+ 53.2%	51	73	+ 43.1%
Inventory of Homes for Sale	348	463	+ 33.0%	--	--	--
Months Supply of Inventory	2.9	4.0	+ 37.9%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Median Sales Price – Single Family Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation





# Local Market Update for March 2025

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## Cripple Creek

Teller County

### Single Family-Patio Homes

Key Metrics	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	6	15	+ 150.0%	26	21	- 19.2%
Sold Listings	2	3	+ 50.0%	6	9	+ 50.0%
Median Sales Price*	\$342,500	\$405,000	+ 18.2%	\$403,500	\$550,000	+ 36.3%
Average Sales Price*	\$342,500	\$440,833	+ 28.7%	\$373,833	\$498,711	+ 33.4%
Percent of List Price Received*	91.3%	99.4%	+ 8.9%	96.7%	98.5%	+ 1.9%
Days on Market Until Sale	61	116	+ 90.2%	64	102	+ 59.4%
Inventory of Homes for Sale	29	32	+ 10.3%	--	--	--
Months Supply of Inventory	6.6	6.9	+ 4.5%	--	--	--

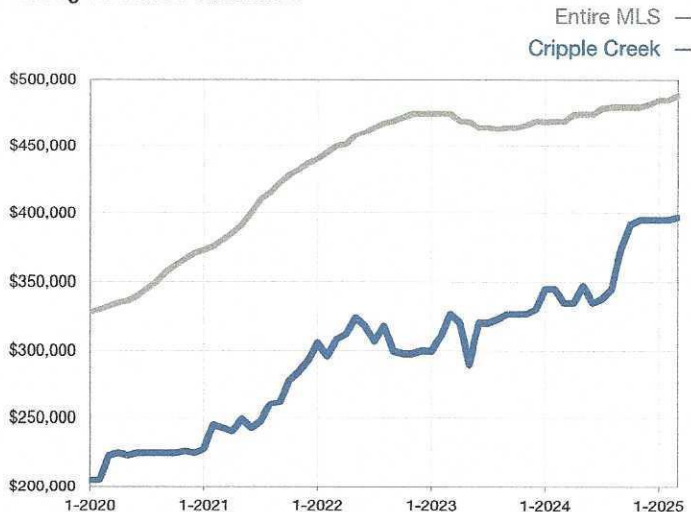
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### Townhouse/Condo

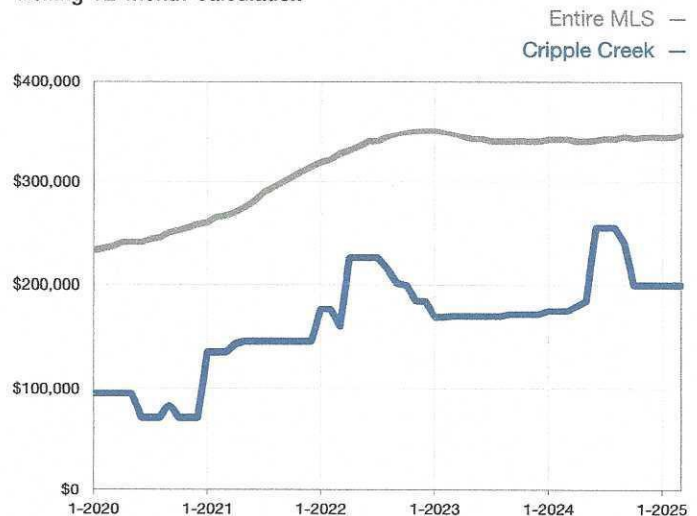
Key Metrics	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	0	1	--	3	4	+ 33.3%
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	1.6	4.0	+ 150.0%	--	--	--

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### Median Sales Price – Single Family Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation



# Local Market Update for March 2025

A Research Tool Provided by the Colorado Association of REALTORS®

## Divide

Teller County

### Single Family-Patio Homes

Key Metrics	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	9	18	+ 100.0%	16	36	+ 125.0%
Sold Listings	6	8	+ 33.3%	15	19	+ 26.7%
Median Sales Price*	\$549,000	<b>\$427,500</b>	- 22.1%	\$465,000	<b>\$534,290</b>	+ 14.9%
Average Sales Price*	\$502,307	<b>\$513,286</b>	+ 2.2%	\$544,016	<b>\$606,273</b>	+ 11.4%
Percent of List Price Received*	99.9%	<b>98.5%</b>	- 1.4%	97.8%	<b>97.8%</b>	0.0%
Days on Market Until Sale	42	<b>63</b>	+ 50.0%	55	<b>88</b>	+ 60.0%
Inventory of Homes for Sale	22	<b>40</b>	+ 81.8%	--	--	--
Months Supply of Inventory	3.0	<b>5.7</b>	+ 90.0%	--	--	--

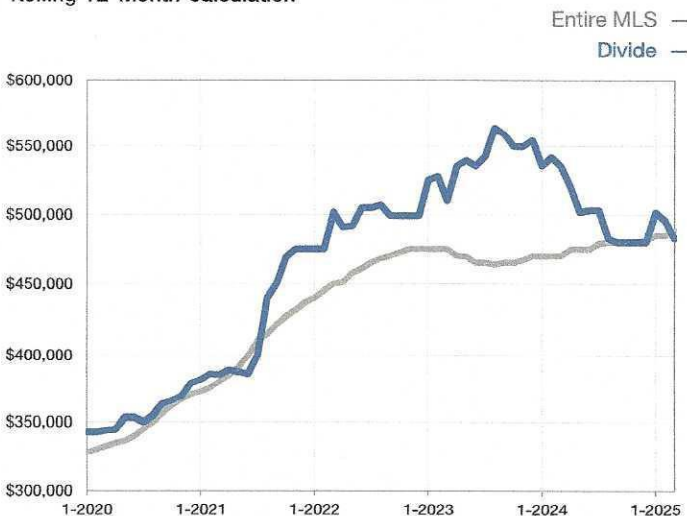
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### Townhouse/Condo

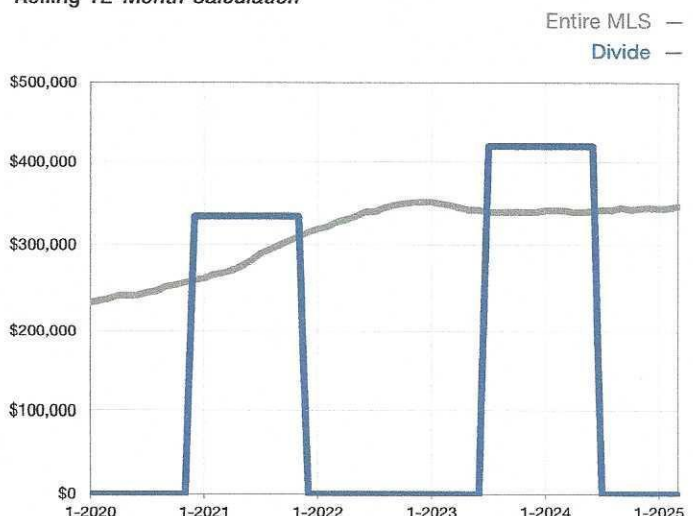
Key Metrics	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--

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### Median Sales Price – Single Family Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation





# Local Market Update for March 2025

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## Ellicott

El Paso County

### Single Family-Patio Homes

Key Metrics	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	2	0	- 100.0%	3	1	- 66.7%
Sold Listings	1	1	0.0%	1	1	0.0%
Median Sales Price*	\$332,000	<b>\$325,000</b>	- 2.1%	\$332,000	<b>\$325,000</b>	- 2.1%
Average Sales Price*	\$332,000	<b>\$325,000</b>	- 2.1%	\$332,000	<b>\$325,000</b>	- 2.1%
Percent of List Price Received*	98.3%	<b>97.8%</b>	- 0.5%	98.3%	<b>97.8%</b>	- 0.5%
Days on Market Until Sale	181	<b>80</b>	- 55.8%	181	<b>80</b>	- 55.8%
Inventory of Homes for Sale	3	<b>1</b>	- 66.7%	--	--	--
Months Supply of Inventory	1.5	<b>1.0</b>	- 33.3%	--	--	--

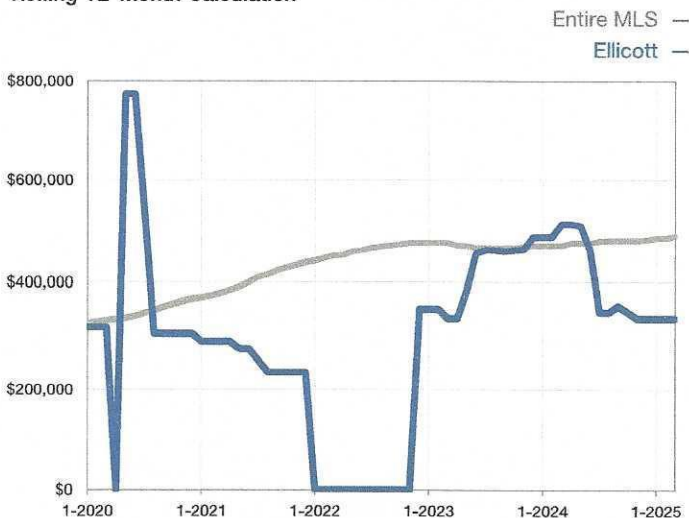
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### Townhouse/Condo

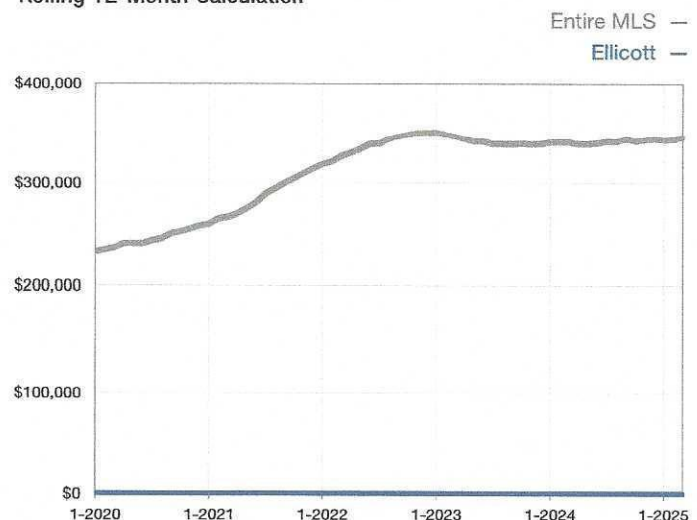
Key Metrics	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Median Sales Price – Single Family Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation



# Local Market Update for March 2025

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## El Paso County

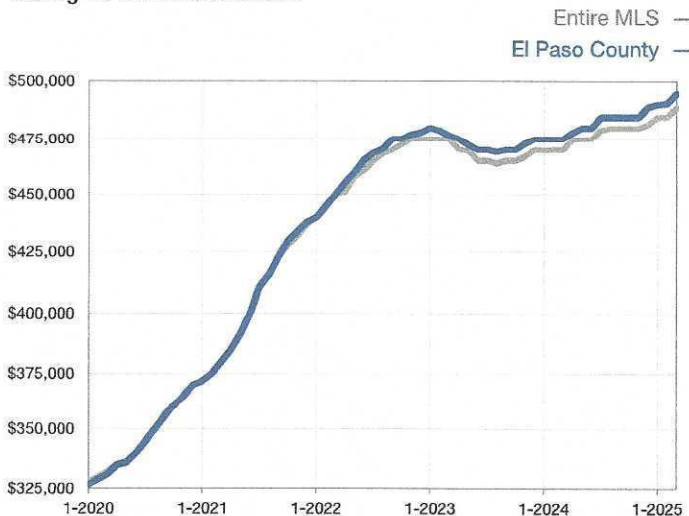
Single Family-Patio Homes	March			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	1,091	1,277	+ 17.0%	2,731	3,155	+ 15.5%
Sold Listings	760	863	+ 13.6%	1,965	2,031	+ 3.4%
Median Sales Price*	\$472,433	\$495,000	+ 4.8%	\$460,000	\$485,000	+ 5.4%
Average Sales Price*	\$527,042	\$553,270	+ 5.0%	\$522,637	\$550,877	+ 5.4%
Percent of List Price Received*	99.6%	99.4%	- 0.2%	99.4%	99.1%	- 0.3%
Days on Market Until Sale	52	58	+ 11.5%	52	61	+ 17.3%
Inventory of Homes for Sale	1,611	2,016	+ 25.1%	--	--	--
Months Supply of Inventory	2.0	2.5	+ 25.0%	--	--	--

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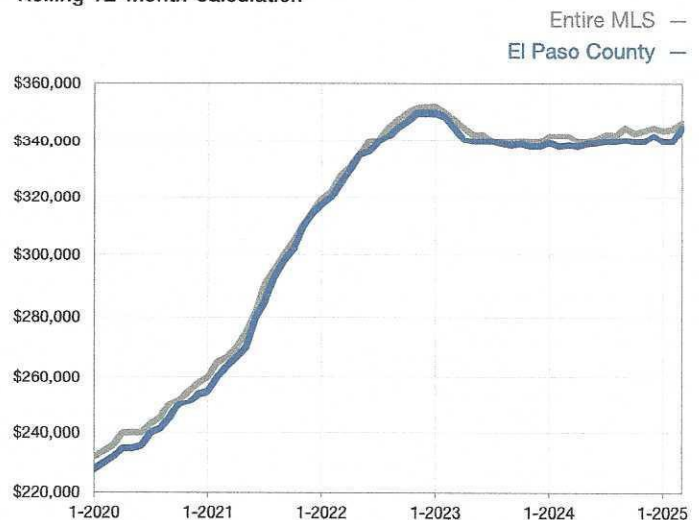
Townhouse/Condo	March			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	194	220	+ 13.4%	553	576	+ 4.2%
Sold Listings	136	136	0.0%	343	311	- 9.3%
Median Sales Price*	\$334,950	\$362,425	+ 8.2%	\$335,000	\$339,900	+ 1.5%
Average Sales Price*	\$359,744	\$375,350	+ 4.3%	\$359,193	\$363,271	+ 1.1%
Percent of List Price Received*	99.6%	99.2%	- 0.4%	99.4%	98.5%	- 0.9%
Days on Market Until Sale	47	73	+ 55.3%	51	73	+ 43.1%
Inventory of Homes for Sale	370	492	+ 33.0%	--	--	--
Months Supply of Inventory	2.9	3.9	+ 34.5%	--	--	--

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Median Sales Price – Single Family  
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo  
Rolling 12-Month Calculation





# Local Market Update for March 2025

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## Falcon / Peyton

El Paso County

### Single Family-Patio Homes

Key Metrics	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	77	125	+ 62.3%	217	302	+ 39.2%
Sold Listings	58	79	+ 36.2%	171	143	- 16.4%
Median Sales Price*	\$540,000	\$565,000	+ 4.6%	\$535,000	\$557,377	+ 4.2%
Average Sales Price*	\$560,086	\$591,632	+ 5.6%	\$561,253	\$590,663	+ 5.2%
Percent of List Price Received*	99.9%	99.7%	- 0.2%	100.0%	99.5%	- 0.5%
Days on Market Until Sale	54	70	+ 29.6%	58	64	+ 10.3%
Inventory of Homes for Sale	124	211	+ 70.2%	--	--	--
Months Supply of Inventory	2.1	3.8	+ 81.0%	--	--	--

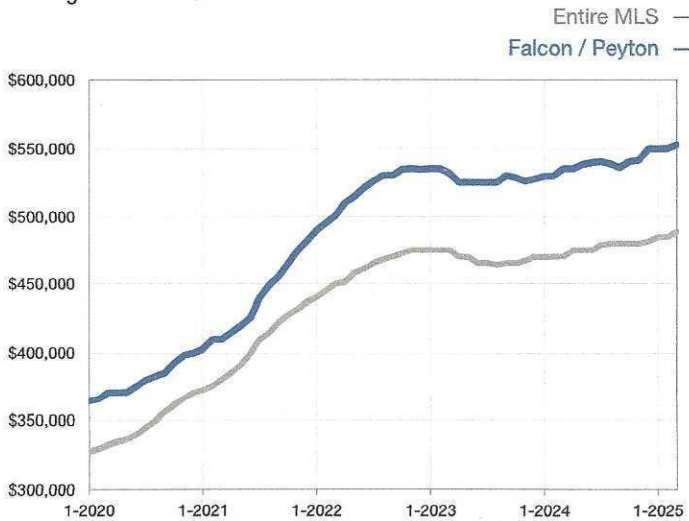
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### Townhouse/Condo

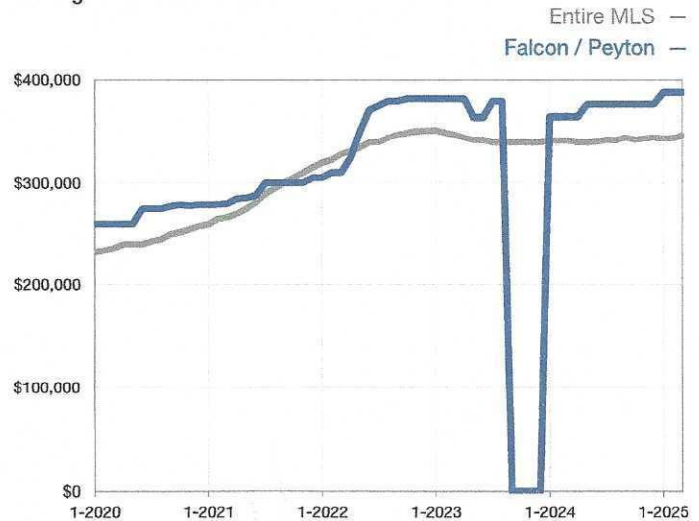
Key Metrics	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$365,000	\$0	- 100.0%
Average Sales Price*	\$0	\$0	--	\$365,000	\$0	- 100.0%
Percent of List Price Received*	0.0%	0.0%	--	101.4%	0.0%	- 100.0%
Days on Market Until Sale	0	0	--	7	0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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### Median Sales Price – Single Family Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation



# Local Market Update for March 2025

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## Florissant

Teller County

### Single Family-Patio Homes

Key Metrics	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	18	26	+ 44.4%	54	52	- 3.7%
Sold Listings	18	10	- 44.4%	33	29	- 12.1%
Median Sales Price*	\$444,349	<b>\$537,000</b>	+ 20.9%	\$450,000	<b>\$505,000</b>	+ 12.2%
Average Sales Price*	\$532,597	<b>\$774,147</b>	+ 45.4%	\$511,502	<b>\$603,641</b>	+ 18.0%
Percent of List Price Received*	95.1%	<b>95.2%</b>	+ 0.1%	96.4%	<b>97.8%</b>	+ 1.5%
Days on Market Until Sale	123	<b>113</b>	- 8.1%	99	<b>72</b>	- 27.3%
Inventory of Homes for Sale	53	<b>51</b>	- 3.8%	--	--	--
Months Supply of Inventory	4.1	<b>4.3</b>	+ 4.9%	--	--	--

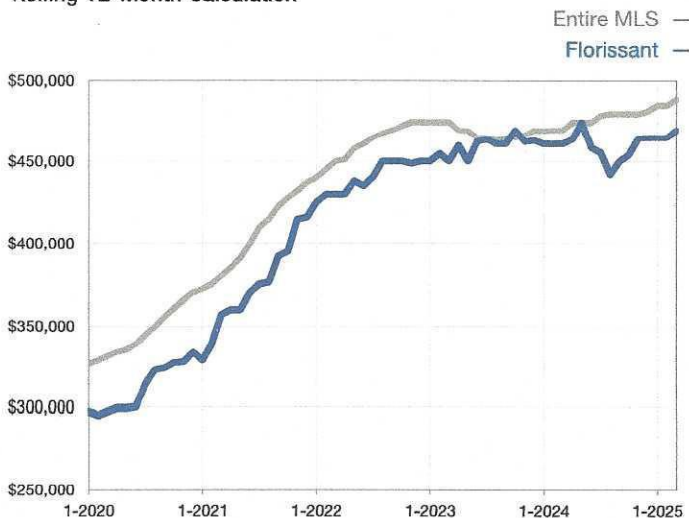
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Townhouse/Condo

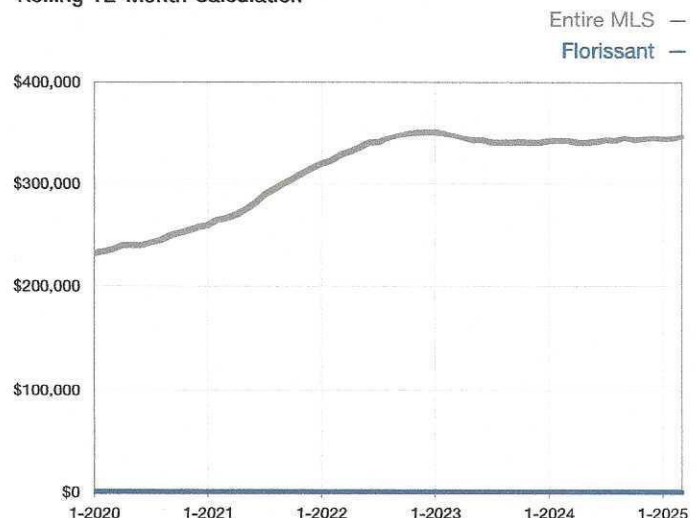
Key Metrics	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Median Sales Price – Single Family Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation





# Local Market Update for March 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Fountain

El Paso County

### Single Family-Patio Homes

Key Metrics	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	59	63	+ 6.8%	153	157	+ 2.6%
Sold Listings	43	43	0.0%	98	103	+ 5.1%
Median Sales Price*	\$402,520	\$407,500	+ 1.2%	\$410,000	\$405,000	- 1.2%
Average Sales Price*	\$402,210	\$431,631	+ 7.3%	\$408,036	\$424,033	+ 3.9%
Percent of List Price Received*	101.0%	100.1%	- 0.9%	100.5%	99.9%	- 0.6%
Days on Market Until Sale	42	53	+ 26.2%	41	57	+ 39.0%
Inventory of Homes for Sale	83	96	+ 15.7%	--	--	--
Months Supply of Inventory	1.9	2.3	+ 21.1%	--	--	--

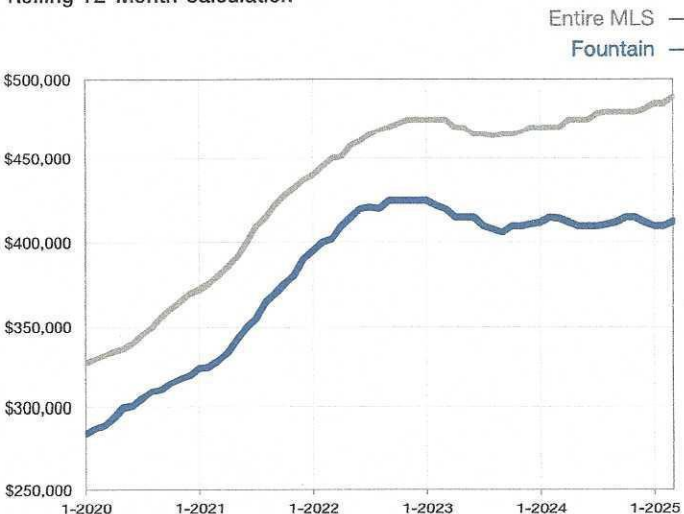
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### Townhouse/Condo

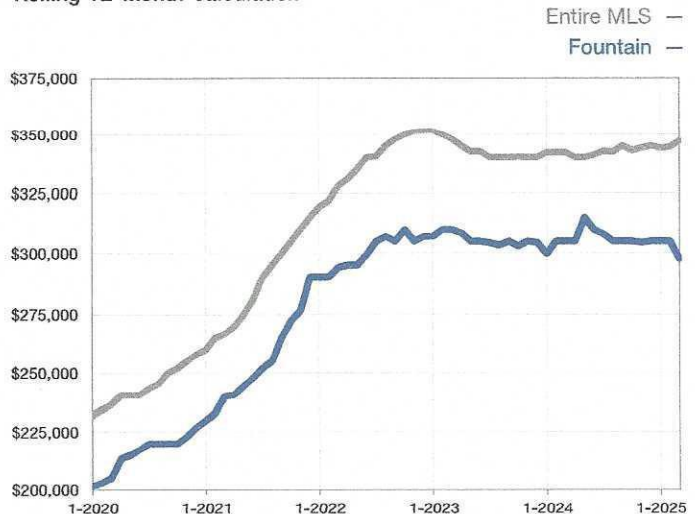
Key Metrics	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	4	6	+ 50.0%	14	19	+ 35.7%
Sold Listings	4	4	0.0%	8	8	0.0%
Median Sales Price*	\$312,500	\$291,000	- 6.9%	\$314,950	\$311,500	- 1.1%
Average Sales Price*	\$312,500	\$285,500	- 8.6%	\$310,800	\$303,688	- 2.3%
Percent of List Price Received*	100.8%	99.5%	- 1.3%	100.7%	99.7%	- 1.0%
Days on Market Until Sale	43	69	+ 60.5%	52	48	- 7.7%
Inventory of Homes for Sale	7	12	+ 71.4%	--	--	--
Months Supply of Inventory	1.9	3.5	+ 84.2%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Median Sales Price – Single Family Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation



# Local Market Update for March 2025

A Research Tool Provided by the Colorado Association of REALTORS®

## Manitou Springs

El Paso County

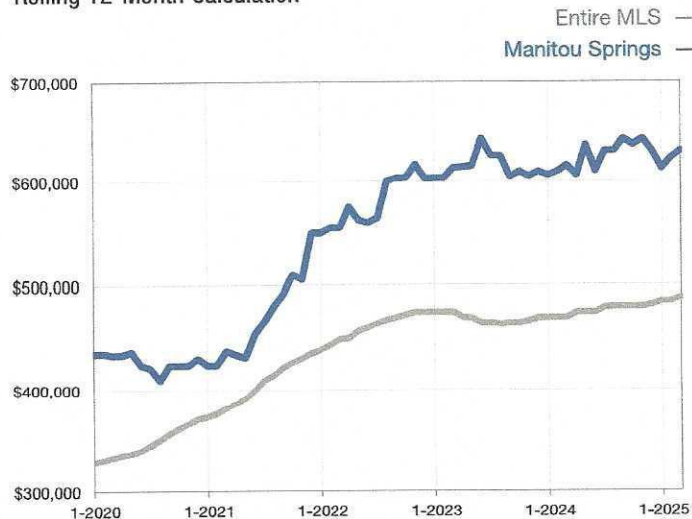
Single Family-Patio Homes	March			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	7	14	+ 100.0%	15	25	+ 66.7%
Sold Listings	3	0	- 100.0%	9	9	0.0%
Median Sales Price*	\$412,000	\$0	- 100.0%	\$540,000	\$495,000	- 8.3%
Average Sales Price*	\$472,333	\$0	- 100.0%	\$556,444	\$574,667	+ 3.3%
Percent of List Price Received*	97.3%	0.0%	- 100.0%	96.0%	96.6%	+ 0.6%
Days on Market Until Sale	131	0	- 100.0%	84	52	- 38.1%
Inventory of Homes for Sale	17	13	- 23.5%	--	--	--
Months Supply of Inventory	3.4	2.4	- 29.4%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

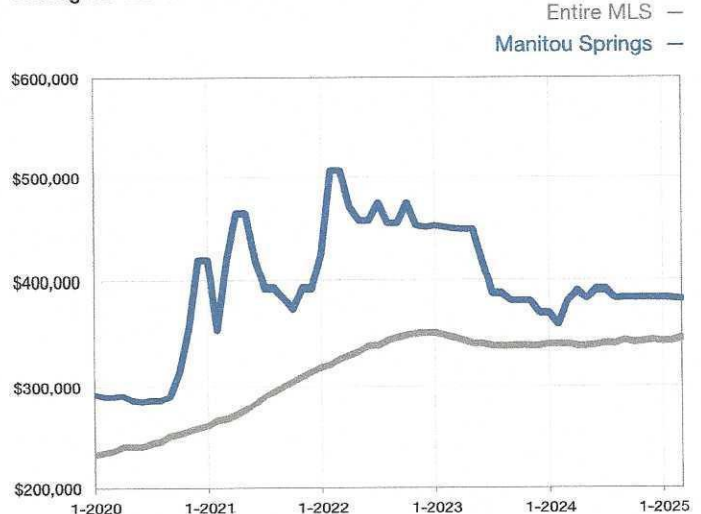
Townhouse/Condo	March			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	2	2	0.0%	4	3	- 25.0%
Sold Listings	1	0	- 100.0%	1	1	0.0%
Median Sales Price*	\$845,000	\$0	- 100.0%	\$845,000	\$380,000	- 55.0%
Average Sales Price*	\$845,000	\$0	- 100.0%	\$845,000	\$380,000	- 55.0%
Percent of List Price Received*	99.4%	0.0%	- 100.0%	99.4%	101.3%	+ 1.9%
Days on Market Until Sale	3	0	- 100.0%	3	46	+ 1433.3%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	5.0	3.3	- 34.0%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Median Sales Price – Single Family Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation





# Local Market Update for March 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Monument / Palmer Lake / Larkspur

El Paso County

### Single Family-Patio Homes

Key Metrics	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	88	86	- 2.3%	172	215	+ 25.0%
Sold Listings	43	55	+ 27.9%	97	134	+ 38.1%
Median Sales Price*	\$750,000	<b>\$732,500</b>	- 2.3%	\$757,000	<b>\$723,722</b>	- 4.4%
Average Sales Price*	\$753,176	<b>\$788,268</b>	+ 4.7%	\$811,550	<b>\$798,157</b>	- 1.7%
Percent of List Price Received*	98.6%	<b>99.2%</b>	+ 0.6%	98.7%	<b>99.0%</b>	+ 0.3%
Days on Market Until Sale	67	<b>70</b>	+ 4.5%	66	<b>71</b>	+ 7.6%
Inventory of Homes for Sale	160	<b>183</b>	+ 14.4%	--	--	--
Months Supply of Inventory	3.4	<b>3.3</b>	- 2.9%	--	--	--

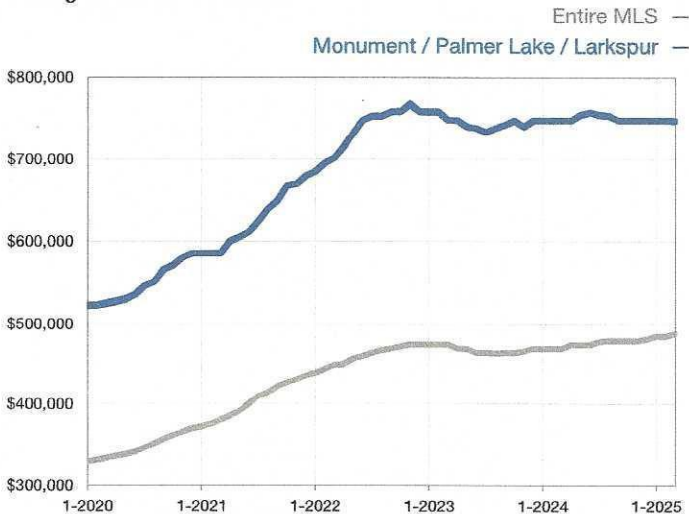
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### Townhouse/Condo

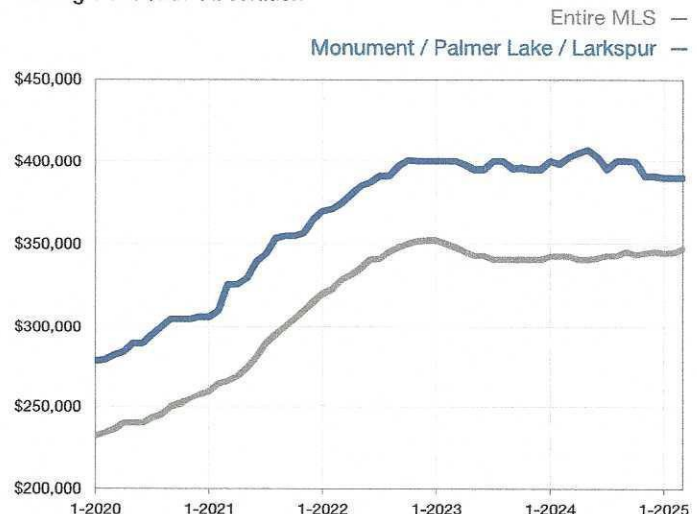
Key Metrics	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	5	10	+ 100.0%	15	23	+ 53.3%
Sold Listings	4	7	+ 75.0%	5	14	+ 180.0%
Median Sales Price*	\$392,500	<b>\$385,000</b>	- 1.9%	\$400,000	<b>\$385,000</b>	- 3.8%
Average Sales Price*	\$393,725	<b>\$394,643</b>	+ 0.2%	\$394,980	<b>\$388,779</b>	- 1.6%
Percent of List Price Received*	98.4%	<b>98.7%</b>	+ 0.3%	98.3%	<b>98.9%</b>	+ 0.6%
Days on Market Until Sale	53	<b>99</b>	+ 86.8%	51	<b>81</b>	+ 58.8%
Inventory of Homes for Sale	10	<b>15</b>	+ 50.0%	--	--	--
Months Supply of Inventory	2.8	<b>3.1</b>	+ 10.7%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Median Sales Price – Single Family Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation



# Local Market Update for March 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Rush / Truckton / Yoder

El Paso County

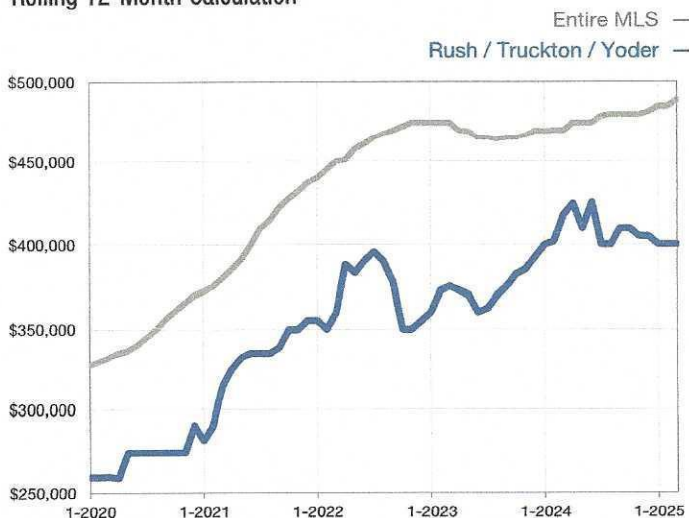
Single Family-Patio Homes	March			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	6	9	+ 50.0%	17	22	+ 29.4%
Sold Listings	1	2	+ 100.0%	4	5	+ 25.0%
Median Sales Price*	\$519,900	\$520,000	+ 0.0%	\$491,450	\$490,000	- 0.3%
Average Sales Price*	\$519,900	\$520,000	+ 0.0%	\$479,700	\$436,800	- 8.9%
Percent of List Price Received*	100.0%	99.0%	- 1.0%	100.5%	97.7%	- 2.8%
Days on Market Until Sale	27	28	+ 3.7%	68	47	- 30.9%
Inventory of Homes for Sale	24	17	- 29.2%	--	--	--
Months Supply of Inventory	6.1	4.6	- 24.6%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

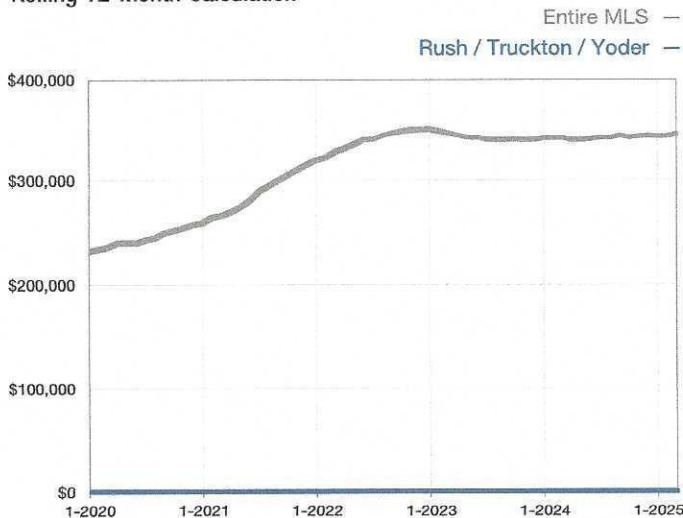
Townhouse/Condo	March			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Median Sales Price – Single Family Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation





# Local Market Update for March 2025

A Research Tool Provided by the Colorado Association of REALTORS®

## Security-Widefield

El Paso County

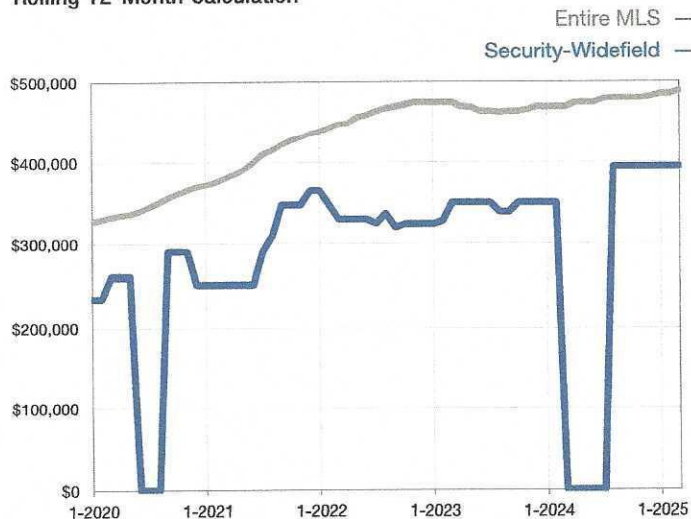
Single Family-Patio Homes	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

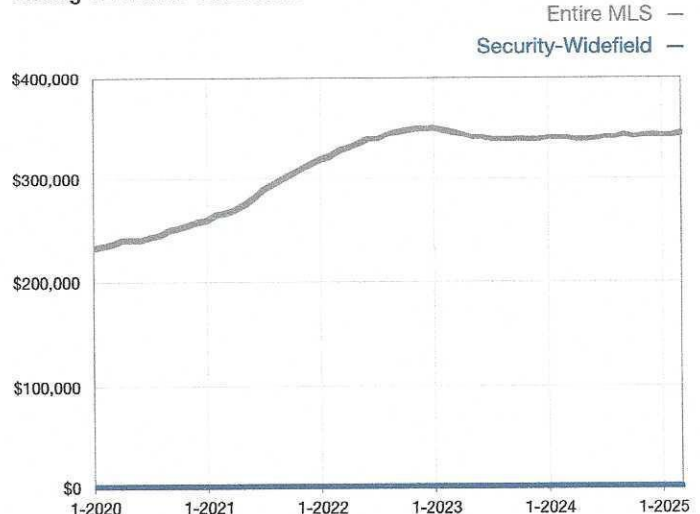
Townhouse/Condo	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Median Sales Price – Single Family Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation



# Local Market Update for March 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Teller County

### Single Family-Patio Homes

Key Metrics	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	48	103	+ 114.6%	155	207	+ 33.5%
Sold Listings	44	37	- 15.9%	100	115	+ 15.0%
Median Sales Price*	\$528,098	\$524,000	- 0.8%	\$483,500	\$535,000	+ 10.7%
Average Sales Price*	\$572,750	\$615,062	+ 7.4%	\$556,116	\$577,281	+ 3.8%
Percent of List Price Received*	97.2%	97.5%	+ 0.3%	97.4%	98.3%	+ 0.9%
Days on Market Until Sale	78	77	- 1.3%	72	81	+ 12.5%
Inventory of Homes for Sale	161	222	+ 37.9%	--	--	--
Months Supply of Inventory	3.5	4.8	+ 37.1%	--	--	--

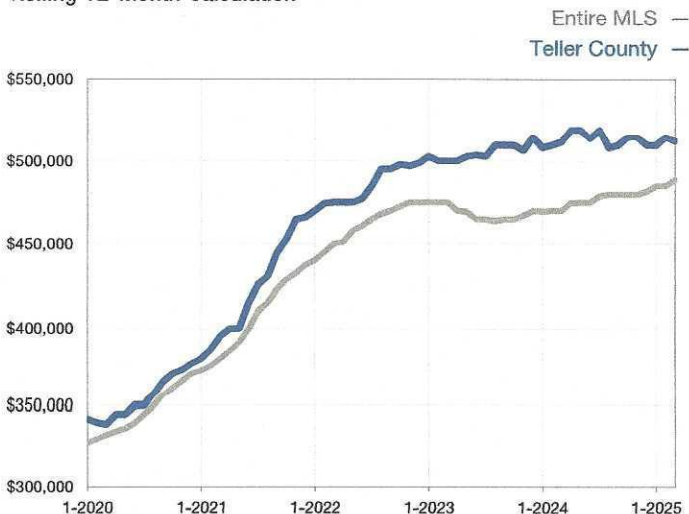
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### Townhouse/Condo

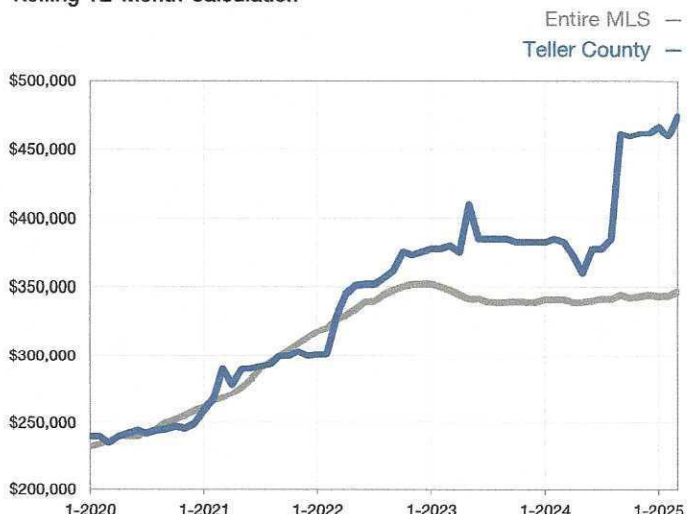
Key Metrics	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	4	10	+ 150.0%	14	21	+ 50.0%
Sold Listings	3	1	- 66.7%	8	1	- 87.5%
Median Sales Price*	\$288,400	\$535,900	+ 85.8%	\$401,500	\$535,900	+ 33.5%
Average Sales Price*	\$335,633	\$535,900	+ 59.7%	\$389,550	\$535,900	+ 37.6%
Percent of List Price Received*	101.0%	101.3%	+ 0.3%	99.1%	101.3%	+ 2.2%
Days on Market Until Sale	109	69	- 36.7%	53	69	+ 30.2%
Inventory of Homes for Sale	12	24	+ 100.0%	--	--	--
Months Supply of Inventory	3.1	6.9	+ 122.6%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Median Sales Price – Single Family Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation





# Local Market Update for March 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Victor / Goldfield

Teller County

### Single Family-Patio Homes

Key Metrics	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	2	2	0.0%	5	2	- 60.0%
Sold Listings	2	0	- 100.0%	3	0	- 100.0%
Median Sales Price*	\$614,500	\$0	- 100.0%	\$500,000	\$0	- 100.0%
Average Sales Price*	\$614,500	\$0	- 100.0%	\$576,333	\$0	- 100.0%
Percent of List Price Received*	98.3%	0.0%	- 100.0%	98.2%	0.0%	- 100.0%
Days on Market Until Sale	96	0	- 100.0%	69	0	- 100.0%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	3.2	6.0	+ 87.5%	--	--	--

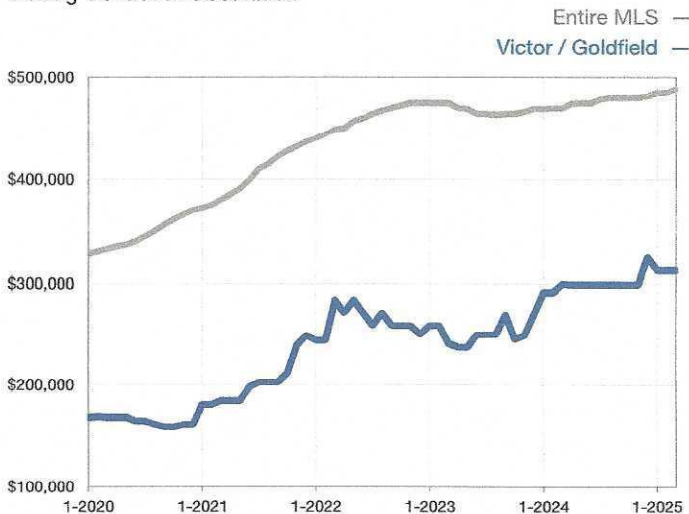
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### Townhouse/Condo

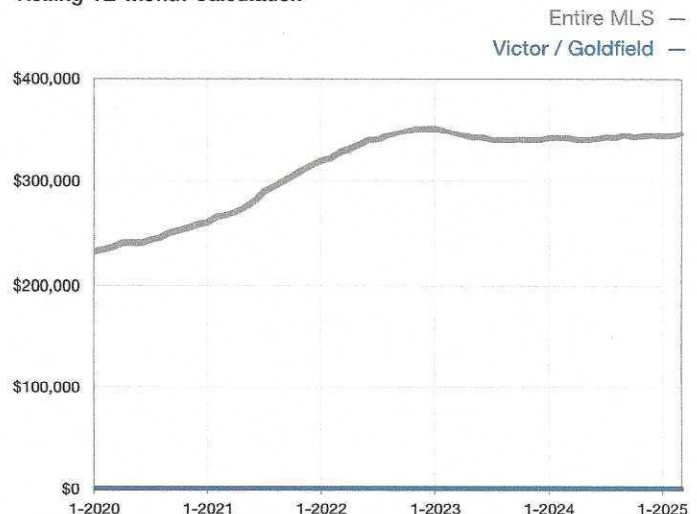
Key Metrics	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Median Sales Price – Single Family Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation



# Local Market Update for March 2025

A Research Tool Provided by the Colorado Association of REALTORS®

## Woodland Park

Teller County

### Single Family-Patio Homes

Key Metrics	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	16	41	+ 156.3%	58	97	+ 67.2%
Sold Listings	20	17	- 15.0%	49	58	+ 18.4%
Median Sales Price*	\$647,000	<b>\$605,000</b>	- 6.5%	\$605,000	<b>\$557,500</b>	- 7.9%
Average Sales Price*	\$644,565	<b>\$710,826</b>	+ 10.3%	\$603,811	<b>\$600,727</b>	- 0.5%
Percent of List Price Received*	98.7%	<b>98.0%</b>	- 0.7%	97.7%	<b>97.9%</b>	+ 0.2%
Days on Market Until Sale	64	<b>67</b>	+ 4.7%	66	<b>84</b>	+ 27.3%
Inventory of Homes for Sale	52	<b>92</b>	+ 76.9%	--	--	--
Months Supply of Inventory	2.5	<b>4.3</b>	+ 72.0%	--	--	--

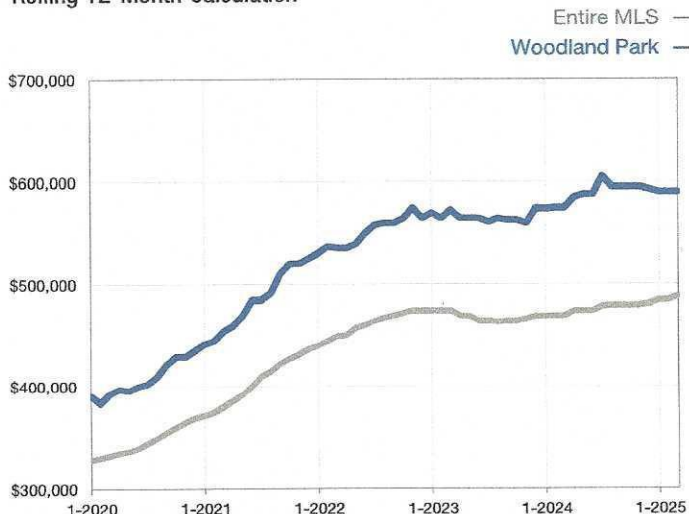
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Townhouse/Condo

Key Metrics	March			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	4	9	+ 125.0%	11	17	+ 54.5%
Sold Listings	3	1	- 66.7%	8	1	- 87.5%
Median Sales Price*	\$288,400	<b>\$535,900</b>	+ 85.8%	\$401,500	<b>\$535,900</b>	+ 33.5%
Average Sales Price*	\$335,633	<b>\$535,900</b>	+ 59.7%	\$389,550	<b>\$535,900</b>	+ 37.6%
Percent of List Price Received*	101.0%	<b>101.3%</b>	+ 0.3%	99.1%	<b>101.3%</b>	+ 2.2%
Days on Market Until Sale	109	<b>69</b>	- 36.7%	53	<b>69</b>	+ 30.2%
Inventory of Homes for Sale	10	<b>19</b>	+ 90.0%	--	--	--
Months Supply of Inventory	3.1	<b>6.3</b>	+ 103.2%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Median Sales Price – Single Family Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation

